

A USE TABLE

B BUILDING HEIGHT MAP

C STREET ACTIVATION MAP

D LAND TRANSFER OF PUBLIC RIGHTS-OF-WAY
DEDICATIONS/VACATIONS MAP

Park East Zoning
Use Table

Redevelopment Plan Heading	Zoning Sub-Category	Redevelopment Plan Allowance	Conditions
Residential	Street Level Residential Use	Y	
	Single-family Dwelling	Y	
	Two-family Dwelling	Y	
	Multi-family Dwelling	Y	
	Attached Single-Family Dwelling	Y	
	Live-work Unit	Y	
	Convent, Rectory, or Monastery	Y	
	Dormitory	Y	
	Family Foster Home	Y	
	Family Shelter Care Facility	Y	
	Family Day Care Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Adult Family Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Small Foster Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Group Home or Group Foster Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Small Group Shelter Care Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Community Living Arrangement	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Rooming House	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Fraternity or Sorority	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Large Group Shelter Care Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Mobile Home	N	
Watchman/Service Quarters	N		
Office	Broadcasting or Recording Studio	Y	
	Limited Wholesale Facility	Y	
	Research and Development	Y	
	Medical Office	Y	
	General Office	Y	
	Government Office	Y	
	Temporary Real Estate Sales Office	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Medical Research Laboratory	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Medical Service Facility	N	
Retail/Services	Personal Service	Y	
	Business Service	Y	
	Laundromat	Y	
	Dry Cleaning Establishment	Y	
	Household Maintenance and Repair Service	Y	
	Bank or Other Financial Institution	Y	
	Retail Establishment, General	Y	
	Artist Studio	Y	
	Seasonal Market	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Live Entertainment Special Event	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Motor Vehicle Rental Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Filling Station	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Car Wash	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Drive-through Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Repair Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Building Maintenance Service	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Catering Service	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Funeral Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Furniture and Appliance Rental and Leasing	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Tool/Equipment Rental Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
Recreation Facility, Indoor Currency Exchange, Payday Loan Agency, or Title Loan Agency	Y	Subject to Zoning Conditions Section 295 Subsection 7	

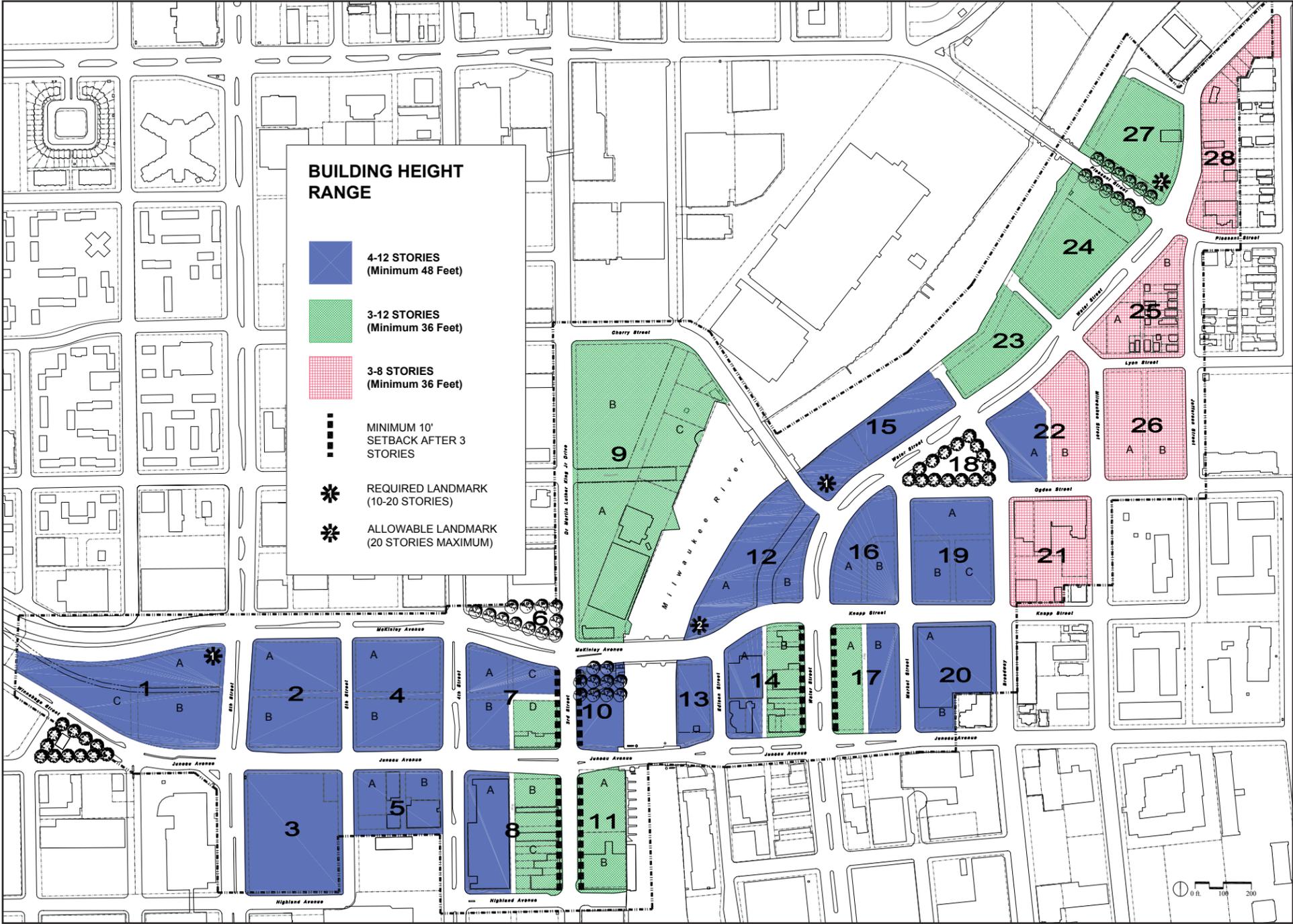
Park East Zoning
Use Table

Redevelopment Plan Heading	Zoning Sub-Category	Redevelopment Plan Allowance	Conditions	
Retail/Services	Secondhand Store	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Outdoor Merchandise Sales	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Motor Vehicle Sales Facility	Y	Subject to C9B Zoning Change to allow this use	
	Body Shop	N		
	Outdoor Storage	N		
	Sales Facility	N		
	Rental Facility	N		
	Repair Facility	N		
	Body Shop	N		
	Outdoor Storage	N		
	Garden Supply or Landscaping Center	N		
	Home Improvement Center	N		
	Adult Retail Establishment	N		
	Animal Hospital/Clinic	Y	Subject to C9B Zoning Change to allow this use	
	Animal Boarding Facility	Y	Subject to C9B Zoning Change to allow this use	
Animal Grooming or Training Facility	Y	Subject to C9B Zoning Change to allow this use		
Entertainment & Accommodations	Bed and Breakfast	Y		
	Hotel, Commercial	Y		
	Hotel, Residential	Y		
	Tavern	Y		
	Restaurant, Sit-down	Y		
	Health Club	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Restaurant, Fast-food / Carry-out	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Assembly Hall	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Adult Entertainment Establishment	N		
	Theater	Y		
	Sports Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Gaming Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Recreation Facility, Outdoor Convention and Exposition Center	Y	Subject to Zoning Conditions Section 295 Subsection 7	
		Y	Subject to C9B Zoning Change to allow this use	
	Outdoor Racing Facility	N		
	Marina	Y		
	Festival Grounds	N		
Institutional	School, Elementary or Secondary	Y		
	School, Specialty or Personal Instruction	Y		
	Library	Y		
	Religious Assembly	Y		
	Public Safety Facility	Y		
	Cultural Institution	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Passenger Terminal	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Helicopter Landing Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Health Clinic	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Hospital	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Social Service Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Emergency Residential Shelter	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Nursing Home	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	Day Care Center	Y	Subject to Zoning Conditions Section 295 Subsection 7	
	College	Y	Subject to Zoning Conditions Section 295 Subsection 7	
Community Center	Y	Subject to Zoning Conditions Section 295 Subsection 7		
Park or Playground	Y			

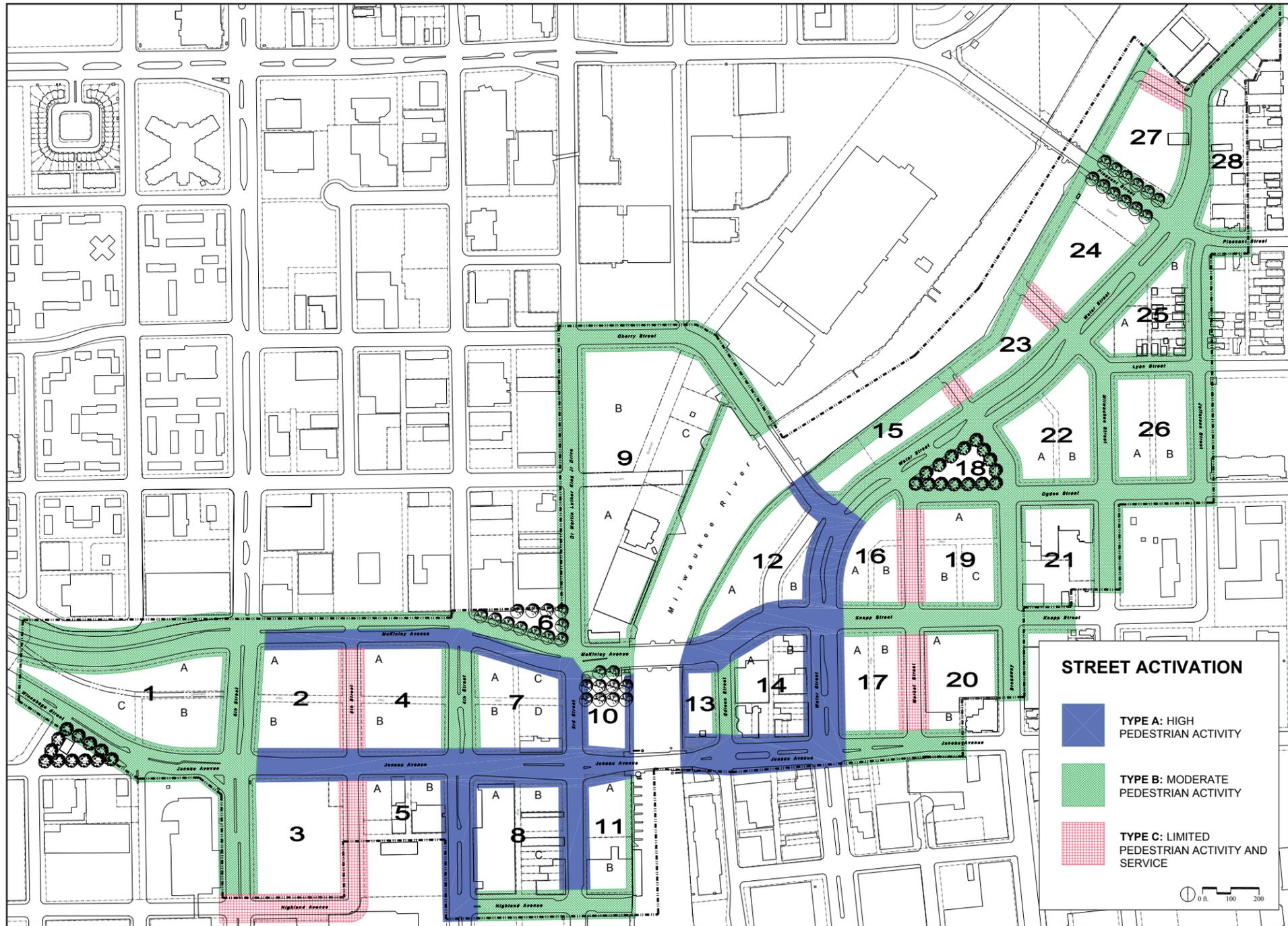
Park East Zoning
Use Table

Redevelopment Plan Heading	Zoning Sub-Category	Redevelopment Plan Allowance	Conditions
Institutional	Airport	N	
	Cemetery or Other Place of Interment	N	
	Correctional Facility	N	
Parking	Parking Lot, Principal Use	N	Although allowed in the zoning code as a special use, the redevelopment plan does not allow this use.
	Parking Lot, Accessory Use	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Parking Structure, Principal Use	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Parking Structure, Accessory Use	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Heavy Motor Vehicle Parking Lot, Accessory Use	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Heavy Motor Vehicle Parking Lot, Principal Use	N	
	Industrial / Storage / Utility	Transmission Tower	N
Substation/Distribution Equipment, Outdoor		Y	Subject to Zoning Conditions Section 295 Subsection 7
Concrete Batch Plant, Temporary		Y	Subject to Zoning Conditions Section 295 Subsection 7
Manufacturing, Light		Y	
Water Treatment Plant		N	Although allowed in the zoning code as a special use, the redevelopment plan does not allow this use.
Sewage Treatment Plant		N	Although allowed in the zoning code as a special use, the redevelopment plan does not allow this use.
Substation/Distribution Equipment, Indoor		Y	Subject to Zoning Conditions Section 295 Subsection 7
Recycling Collection Facility		Y	Subject to Zoning Conditions Section 295 Subsection 7
Wholesale and Distribution Facility, Indoor		Y	Subject to Zoning Conditions Section 295 Subsection 7
Power Generation Plant		N	
Ambulance Service		N	
Ground Transportation Service		Y	Subject to C9B Zoning Change to allow this use
Ship Terminal or Docking Facility		N	
Truck Freight Terminal		N	
Railroad Switching, Classification Yard, or Freight Terminal		N	
Mixed-waste Processing Facility		N	
Material Reclamation Facility		N	
Salvage Operation, Indoor		N	
Salvage Operation, Outdoor		N	
Wholesale and Distribution Facility, Outdoor		N	
Hazardous Materials		N	
Manufacturing, Heavy		N	
Manufacturing, Intense		N	
Processing or Recycling of Mined Materials		N	
Contractor's Shop		N	
Contractor's Yard		N	
Plant Nursery or Greenhouse		N	
Raising of Crops or Livestock	N		

Building heights are regulated to create streets in character with the districts described in the Master Plan. Building height ranges are indicated on each individual Block Description.



Appendix C / Street Activation Map



Street level facades shall include a high level of visual features and design details that enrich the street level experience and are easily seen by pedestrians. While visual interaction with all stories of the building is encouraged, visual interaction by means of clear, non-tinted windows (glazing) is required at the street level frontage of a building.

Appendix D / Land Transfer of Public Rights-of-Way Dedications/Vacations Map

